

Application Number:	2023/0395	Application Type:	Full
Proposal:	Change of use to hostel for homeless people	Location:	Commercial Hotel 1 Manchester Road Haslingden Rossendale Lancashire BB4 5SL
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	6 th February 2024
Applicant:	Mr Usma Rehman	Determination Expiry Date:	30/10/2023 EoT 08/02/24
Agent:	Mr Steven Jackson		

Contact Officer:	Caroline Callow	Telephone:	01706 252432
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	Cllr Ann Kenyon Rooms too small and detrimental to residents' health. Use of UPVC windows.
3 or more objections received	Yes
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That planning permission be approved subject to the conditions set out in Section 10 of this report.

2. THE SITE

The application site is in a prominent position at the junction of Deardengate and Manchester Road. It is a three storey building constructed of stone with a blue slate roof. It was formerly a public house with letting rooms and a managers flat above.

The site is located within the Urban Boundary, the Haslingden town centre and the surrounding area is predominantly commercial. The building was constructed in the Mid 19th Century and is in the Haslingden Conservation Area. It is identified as a building making a significant contribution to the Conservation Area but is not listed.

3. RELEVANT PLANNING HISTORY

2008/0580 Construction of additional exit at ground floor level and new covered smoking area.
Approved
2008/0356 Construction of additional exit at ground floor level and new covered smoking area
Withdrawn
X/1992/517A Erection of non illuminated signage - Approved

4. PROPOSAL

The proposal is to change the use of the building to a hostel for homeless people. There would be 21 bedrooms with a kitchen and communal lounge/dining room at ground floor and a kitchen/dining room at second floor level.

Access would be provided from Manchester Road to 6 car parking spaces and a covered area for 10 cycle spaces. The applicant has indicated that the building will give priority to accommodate homeless people from Rossendale Borough including older people, those escaping domestic abuse, single parents and people in recovery. They indicate their aim will be to provide low level supported accommodation for individuals that need some assistance before moving to long term, independent accommodation. They have indicated support workers will be available on site to offer housing related support and they aim to work with other local third sector organisations to offer Alcohol and Drug Support.

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 6 Building a strong, competitive economy
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

Development Plan

Local Plan 2019-2036

SS Spatial Strategy
ENV1 High quality Development in the Borough

R3 Development and Changes of use in Town, District and Local Centres and Neighbourhood Parades.

TR4 Parking

HS15 Specialist Housing

Other Material Planning Considerations

National Planning Practice Guidance

Haslingden 2040 Vision and Masterplan 2019

Haslingden Conservation Area Appraisal

Rossendale Borough Council's standards for houses in multiple Occupancy 2019

6. CONSULTATION RESPONSES

LCC Highways – No objections see below

Growth Lancashire – See comments below

Environmental Health – have advised that Registered Housing Providers do not need to apply for House in Multiple Occupation (HMO) licences. If the conversion is fully self-contained and complies with Building Regulations the licensing regime does not usually apply.

However the property must meet minimum standards under the Housing Act 2004 and be free from unacceptable hazards (Housing Health and Safety Rating Scheme)

LACORS Fire Safety Guidance has also been adopted as a minimum standard for fire safety requirement.

Rossendale Borough Councils standards for licensable HMOs can be found on the council's website and this information contains information on amenity standards, kitchen and bathrooms requirements per ratio of occupants, minimum bedroom sizes and fire safety requirements.

Applications for HMO licences must be submitted and accepted prior to any occupation. If the application is approved they recommend conditions regarding hours of work.

Economic Development – Pleased to see the redevelopment of the large, prominent town centre building which has been vacant for several months. The Council is currently delivering a National Lottery Heritage Fund project focussed on Higher Deardengate which includes grants for shop front improvements, significant public realm improvements including a pedestrian only events square to the North of the street and a range of community engagement events and training opportunities.

Running simultaneously is the regeneration of Haslingden Market to create a vibrant atmospheric destination for both the local community and visitors to Haslingden. Both of these projects have been carefully developed using the Vision & Masterplan as guidance and with oversight from the multi stakeholder Haslingden Strategic Board.

7. REPRESENTATIONS

To accord with the General Development Procedure Order neighbouring properties were notified on 05.09.2023, a site notice was posted on 08.09.23. A notice was placed in the Local Free Press on 15.09.23.

Approximately fourteen representations in support of the proposal and seven objecting to the application including one from the Local MP Sara Britcliff have been received raising the following issues:

Support

- This type of accommodation is much needed in Rossendale.
- Will enable the borough to address the pressing issue of homelessness without the need to export residents outside of the Borough.
- Homelessness is preventable and this type of supported accommodation helps.
- Would bring benefits to the Borough surpassing what a pub could achieve.
- Should not isolate these people who do not have access to cars and transport, need to be placed in the community to help turn their lives around.
- Such a location makes services more accessible given the intended purpose of the building.
- The model of the high street has evolved and now needs to include more than shops. It must encompass community venues, hospitality venues, accommodation and businesses.
- Commercial hotel was always full of drug addicts and prostitutes and police attended every weekend.
- Relieved the amount of noise and anti-social behaviour has finally ended. Grateful no longer a pub and drug den.
- A well managed residential facility is preferable to a rowdy pub.
- Proposal would help reduce drug and violent issues in the centre.
- Town centre covered by CCTV and security people would be employed, so no reason that it would attract criminal gangs.
- No reason business owners should leave.
- What do people want as an alternative use, more nail bars, poundshops or takeaways?
- Where do people expect homeless people to be housed?
- Proposal would reduce the number of people sleeping rough.
- Similar accommodation is nicer than most hotels. We need more accommodation like this.
- There are two homeless properties in the middle of Rawtenstall town centre and there are no issues or concerns.
- Will help prevent another boarded up property negatively impacting on the town centre.
- Good that people are willing to invest into making a run down building more attractive, modern and beneficial to the community.
- Sounds like a good management team is behind the project with a wealth of experience.

Objections

- Centre of Haslingden not the right place for this.
- Being at the heart of the town centre next to the junction of two of its busiest roads doesn't seem to be a suitable location for the peace, quiet and secluded environment residents may need.
- Needs community engagement to come up with a more suitable site for this use.
- The risk assessment for ensuring the safety of 24 individuals with differing needs would be near impossible.
- Not enough staff to ensure safety.
- The documents refer to SIA trained staff who are "bouncers" and unlikely to be able to provide the required level of support.
- Not enough detail as to who accommodation will be offered to. "Mixed needs" schemes rarely work. Not appropriate to house women fleeing domestic abuse with men who are there with alcohol or substance misuse issues. Would parents fleeing abuse be separated from their children?
- Not clear who the proposal is for. It is deliberately vague. Is it to house people who have lost their home due to financial problems, people with substance abuse issues or refugees?
- As there are a number of off licences in the immediate vicinity does not seem the best location for people recovering from substance abuse.

- Spending large amounts on the town and putting this scheme right in the centre will not encourage new business, footfall or confidence. Businesses have said they will leave the town if this application is approved.
- The public house is part of the town's rich heritage. Converting it into a homeless hostel would result in the irreversible loss of this important central amenity, diminishing the character of the traditional market town setting.
- Would deter elderly clients at local business seeking healthcare appointments as will create an intimidating environment.
- As the building is in the centre it would not take long for the accommodation to be targeted by criminal gangs, drug dealers and ex-partners of people fleeing violence. Also impact on policing with depleted numbers.
- Noise and disturbance could impact on a local business carrying out hearing tests.
- Size of a number of rooms is completely inadequate. Would have difficulty getting a bed in the room yet alone having any liveable space.
- Rossendale Borough Council's rate of households already homeless (0.691 per 1,000) is not among the highest when compared with other councils. The fact that Rossendale ranks 271st out of all councils for households that are already homeless suggests that the current situation, while never ideal, isn't as pressing as in other localities.
- Does not seem to be a supply issue. A change of use to C1 indicates that this type of accommodation would provide transient or temporary accommodation. As of the most recent data, only 21 households in Rossendale were in temporary accommodation. This number, relative to the total number of households in the area, is comparatively low. That seems to indicate that the current infrastructure and facilities might be sufficient to handle the existing need.
- Rossendale Council would be better placed to focus on providing permanent housing solutions or preventing the causes of homelessness in the first place, rather than investing in another temporary accommodation facility.
- Introducing a homeless shelter within the area might disrupt the ambiance and integrity of the Conservation Area.
- A plan for a vibrant and attractive Haslingden as intended in the Haslingden 2040 Master Plan must be a holistic one. The granting of a change of use for a historic public house in the centre of the town to a homeless hostel does not align with that vision.

8. ASSESSMENT

Principle

Policy LT2 of the Local Plan *Community Facilities* advises that:

Development proposing the change of use or loss of any premises including public houses will be permitted where it can be demonstrated that:

- a) The facility no longer serves the local needs of the community in which it is located; or*
- b) Adequate alternative provision has been made, or is already available, in the settlement or local area; or*
- c) The use is no longer financially viable and a marketing exercise has taken place to demonstrate this.*

The applicant has advised:

“The Commercial hotel stands upon a site located in the centre of Haslingden town centre, as the name suggests it was a hotel and public house, this is split into 33% public house 20% live in accommodation and 47% as a hotel. During recent years the public house has

seen a significant reduction in footfall leading to the former owner to close the public house as a viable business. This in turn vacated the live in accommodation, the hotel over several years has been used to house homeless residents of Haslingden however this was somewhat on an unofficial basis.

The Commercial Hotel has over time built a reputation as a problem with regard to illegal and undesirable activity being a breeding ground for anti social behaviour, it is our belief that the local police have had issues with the business.

Due to the activities and lack of footfall it is quite obvious that such a business will not nor cannot serve the local community, and, even though renovation to be used a public house it would only be a matter of time before the activities begin again.

There are several alternative businesses within the area offering the same or similar facilities to that provided by the public house these are The Black Bull, Haslingden Trades Club, The Griffin Inn, The Green Squirrel, Las Tapas Bar, it is our belief that the alternatives offer enough similar or the same facilities within easy reach of the immediate local community, and that the current public house trade would not support a public house of this size and nature. No marketing exercise has taken place although the former owner has confirmed in the press and to the applicant on a face to face basis that it is no longer viable.”

It is considered that there is adequate provision of public houses in the local area and the proposal would therefore be in line with Policy L2 point b) and taking into account the need for hostel accommodation the proposed change of use would be acceptable in principle.

Heritage and visual amenity

The application site is located within the Haslingden Conservation area. The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. In relation to conservation areas decision makers should consider the impacts on the character and appearance of a conservation area.

The NPPF advises that in determining planning applications LPA’s should take account of;

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- c. The desirability of new development making a positive contribution to local character and distinctiveness.

The issues to consider from a heritage perspective is whether the works harm the character and appearance of the Haslingden Conservation Area which is centred on its commercial core and historic streetscape along Deardengate and Manchester Road, and includes an extensive variety of buildings and key views. The principal building material in the conservation area is stone from local quarries, with many of the earlier vernacular buildings having watershot coursing. Some brick buildings can be found throughout, though these are few in comparison.

Located in Character Area 1: The Commercial Centre - The hotel itself is marked as a ‘Building making a significant contribution (overall)’ to the Conservation Area. It is noted in

the CAA as being one of the oldest pubs in Haslingden town centre, being one of only five built before 1854. The appraisal states “Built around 1830, the Commercial Hotel responds to the curving lines of the Haslingden town centre and contributes to the creation of the Deardengate Crossing. The pub is relatively simple in comparison to other prominent buildings, but moulding and dentilling and ground floor level adds visual interest” (Buttress, 2017).

Regarding the internal alterations proposed to facilitate the change of usage from hotel to hostel this will have little to no impact on the Haslingden Conservation Area, as this usage of should not affect its appearance and as such, will do no harm to the way the area is viewed and appreciated.

The proposals that affect the external appearance of the building include, the replacement of all windows, which are largely single-glazed timber-framed sash windows. It was initially proposed that the windows would be “energy efficient uPVC sash style double glazed and toughened”. The existing single glazed timber framed sash windows are a significant part of building, which forms part of its character and contribute positively to the Conservation Area. Whilst uPVC is present in this part of the Conservation area the proposed use of uPVC further erodes the character of the Conservation area and it is noted the details and quality of windows is an important feature in defining the Conservation Area. The applicant has now confirmed that the windows will be replaced with timber windows rather than uPVC. Further details are however required, although this can be dealt with by way of condition.

Growth Lancashire further advise “ I would prefer to see the refurbishment of the existing timber doors, if this is not possible then timber replacement, reflecting the original design would be the most appropriate option, not composite. As long as any replacement exterior doors are of an appropriate like-for-like design and materials, then this should not cause harm to the building’s appearance or the Conservation Area”.

“In regard to the roof, the repair of the roof slates, lead work, gutters, and stonework, including re-instating the lower part of the corner ground floor window that was infilled in the 1970s. I feel this is a positive part of the proposal as it will improve the overall appearance of the building and enhance this focal part of the Conservation Area.

The proposal to re-point the stonework in lime mortar is positive; however, there are no details provided on how this work is to be done, or ratios and colour of the mortar mix. These details would need to be provided to ensure a thorough assessment. Similarly, there are no details on the condition or repair work of the stone to enable me to assess if the method and materials are appropriate. Likewise, these details should be provided.” This can however be dealt with by way of a condition.

The proposals also note the stonework around the building will be cleaned by high pressure water techniques and water based chemical cleaners. Firstly, the cleaning of stonework is not recommended simply for appearance/aesthetic reasons. The cleaning of stone not only alters the patina of stonework accrued with age, but also in this case the water cleaning, which is to be at a higher pressure, can lead to damage of the stonework. Growth Lancashire have advised that suitable advice and assessment is sought from an appropriate professional before any cleaning is undertaken.

In response to the comments made by Growth Lancashire the applicant has confirmed that both the public wall clock and the blue plaque will be retained. They have also confirmed that the windows will be replaced with timber windows rather than UPVC. In the light of the amendments made it is considered that the proposal will not cause harm to the building and

the replacement of some of the existing windows with timber sliding sash will be of benefit. It is therefore considered that the works would meet the statutory test “to preserve” causing no discernible harm to the Haslingden Conservation area.

Residential Amenity

One of the key objectives of the NPPF 2023 is “a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”

Paragraph 155 of the Rossendale Local Plan advises that “The NPPF identifies as one of its core planning principles, that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” Access to outdoor amenity space, particularly green space, is important for quality of life, health, biodiversity and provide play space for children and young people. It is therefore important that all residential development, including all new homes, residential care homes and other residential institutions provide outdoor amenity space for residents.

The applicant has reduced the number of proposed residents from 36 to 20 with one resident per room. This will meet the Council’s standards for room sizes as set out in the Council’s guidance for Houses in Multiple Occupancy and provide adequate kitchen facilities for the number of residents in accordance with the standards. It is therefore considered that the proposal will result in an acceptable level of amenity within the building.

Policy HS8 of the Local Plan states:

All new residential development should provide adequate private outdoor amenity space. This should be in the form of gardens unless the applicant can demonstrate why this is not achievable and proposes a suitable alternative.

The proposed accommodation will not provide any private amenity space for residents to sit out or hang out washing and would therefore be contrary to Policy HS8 of the Local plan. However this needs to be balanced against the particular context of the building in question, the need for this type of accommodation and the re-use of this vacant building and the impact on the Conservation Area.

Highways and Parking

The Local Highway Authority has advised that:

Assisted living C2 would require 1 space per 3 bedrooms plus 1 space per 10 bedrooms for staff which would be 8 spaces, and secure, covered cycle parking in accordance with the parking standards. Electric vehicle charging would be beneficial to support sustainable travel. There are 6 off-street parking spaces proposed with this application and 10 bicycle spaces. This is necessary to ensure that sustainable modes of travel are fully supported. This proposed use could generate a small number of vehicles due to employee numbers i.e 6 full time and 6 part time, however this site can support sustainable travel modes for staff and residents. Therefore the number of additional vehicles would not cause a severe impact to highway capacity or safety.

An amended site plan was received showing bin storage and covered cycle storage. This is considered acceptable.

The proposal is therefore considered acceptable in respect of Highway safety and parking.

9. CONCLUSION

The principle of the use for a hostel for homeless people is considered acceptable. The re-use and re-furbishment of this building which is currently vacant are welcome. It is considered that the proposal will have an acceptable visual appearance and will cause no discernible harm to the character or appearance of Haslingden Conservation Area subject to suitable conditions. Following amendments to the proposal it is now considered that the number of proposed residents would have a satisfactory level of amenity in respect of room sizes and internal facilities. Although no external amenity space will be provided, it is considered on balance that this would be acceptable in order to achieve the re-use and refurbishment of the building. The proposal is neutral in respect of highway safety and parking.

10. RECOMMENDATION

That planning permission be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The development shall be carried out in accordance with the following:

- Planning application forms signed and dated 21.08.2023.
- The submitted plans:
 - Site Location Plan drawing no. FEZ/001/01/SITE received 13.09.23;
 - Site Plan FEZ/002/01/SITE received 13.09.23
 - Proposed elevation Deardengate FEZ/0012/02/PRP received 26.10.23
 - Proposed elevation Manchester Road FEZ/0013/02/PRP received 26.10.23
 - Proposed elevation corner of Manchester Road and Deardengate FEZ/0014/02/PRP received 26.10.23
 - Proposed ground floor plan FEZ/004/RO6/PRP received 10.01.24
 - Proposed first floor plan FEZ/005/RO6/PRP received 10.01.24
 - Proposed second floor plan FEZ/00/RO6/PRP received 10.01.24
 - Second floor kitchen plan FEZ/002/RO7/KIT received 16.01.24
 - Ground floor kitchen plan FEZ/001/RO6/KIT received 10.01.24

Reason: To define the permission and in the interests of the proper development of the site.

3. Construction works shall not take place outside the following hours:

Monday to Friday 08:00 to 18:00

Saturday 08:00 to 13:00

Construction works shall not take place on Sundays or Bank or Public Holidays.

Reason: In the interest of residential amenity.

4. The number of residents occupying the property shall not at any time exceed 20.

Reason: In the interest of residential amenity.

5. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Routing of delivery vehicles to/from site

Reason: In the interests of Highway Safety and amenity.

6. Notwithstanding the details shown on the submitted plans and prior to commencement of development detailed drawings showing any replacement windows and doors shall be submitted and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: In the interest of the visual appearance of the development and the character of the Conservation Area.

7. Prior to any cleaning of the stone work a method statement for cleaning of building shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: In the interest of the visual appearance of the development and the character of the Conservation Area.

8. Prior to the commencement of the development details of proposed repointing, method and ratios and colour of the mortar mix and details of any repair work to the stone including method and materials shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved information.

Reason: In the interest of the visual appearance of the development and the character of the Conservation Area.

9. Prior to the first occupation of the building for the proposed use the bicycle store shall be made available for residents and staff.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

10. The proposed parking area shall be provided with an electric vehicle charging point. It shall have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle.

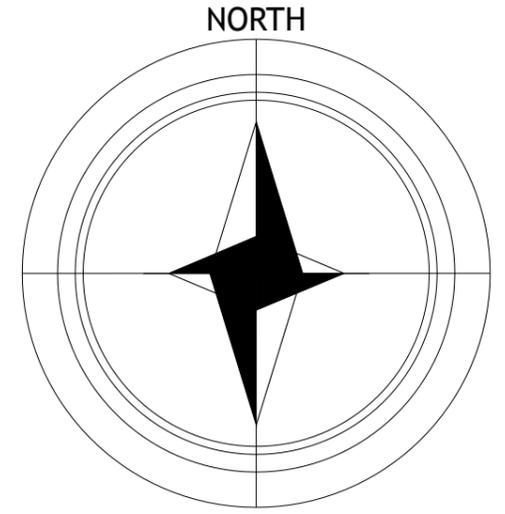
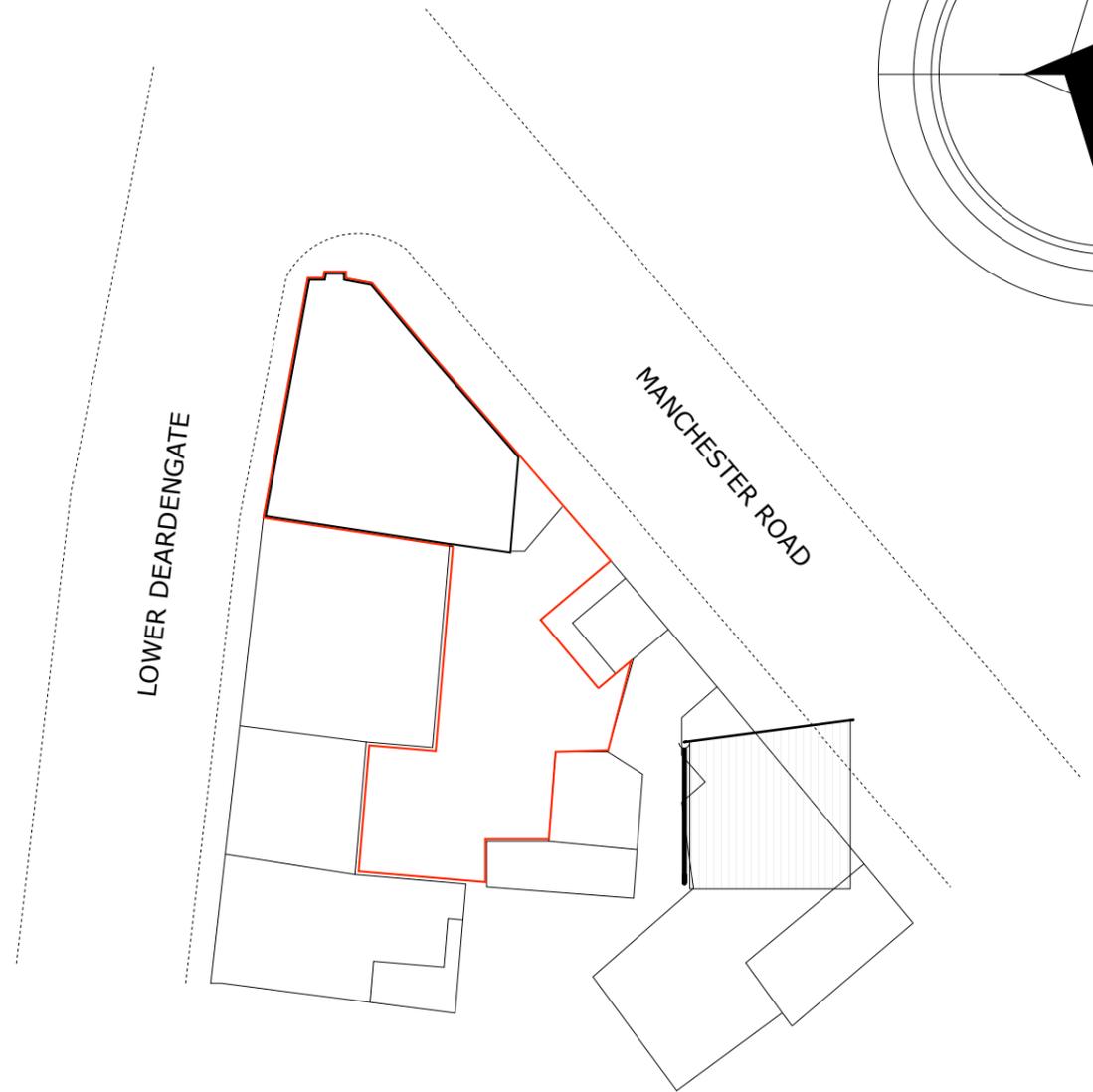
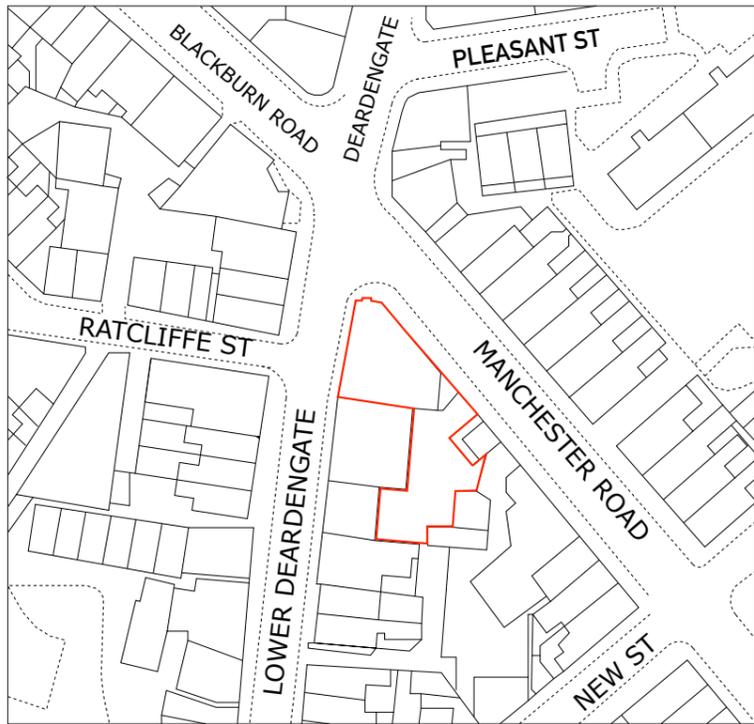
Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.

11. Prior to the first occupation of the building for the proposed use the parking area shall be marked out as shown on drawing FEZ/001/01/SITE received 13.09.23 and shall be retained for the parking of vehicles.

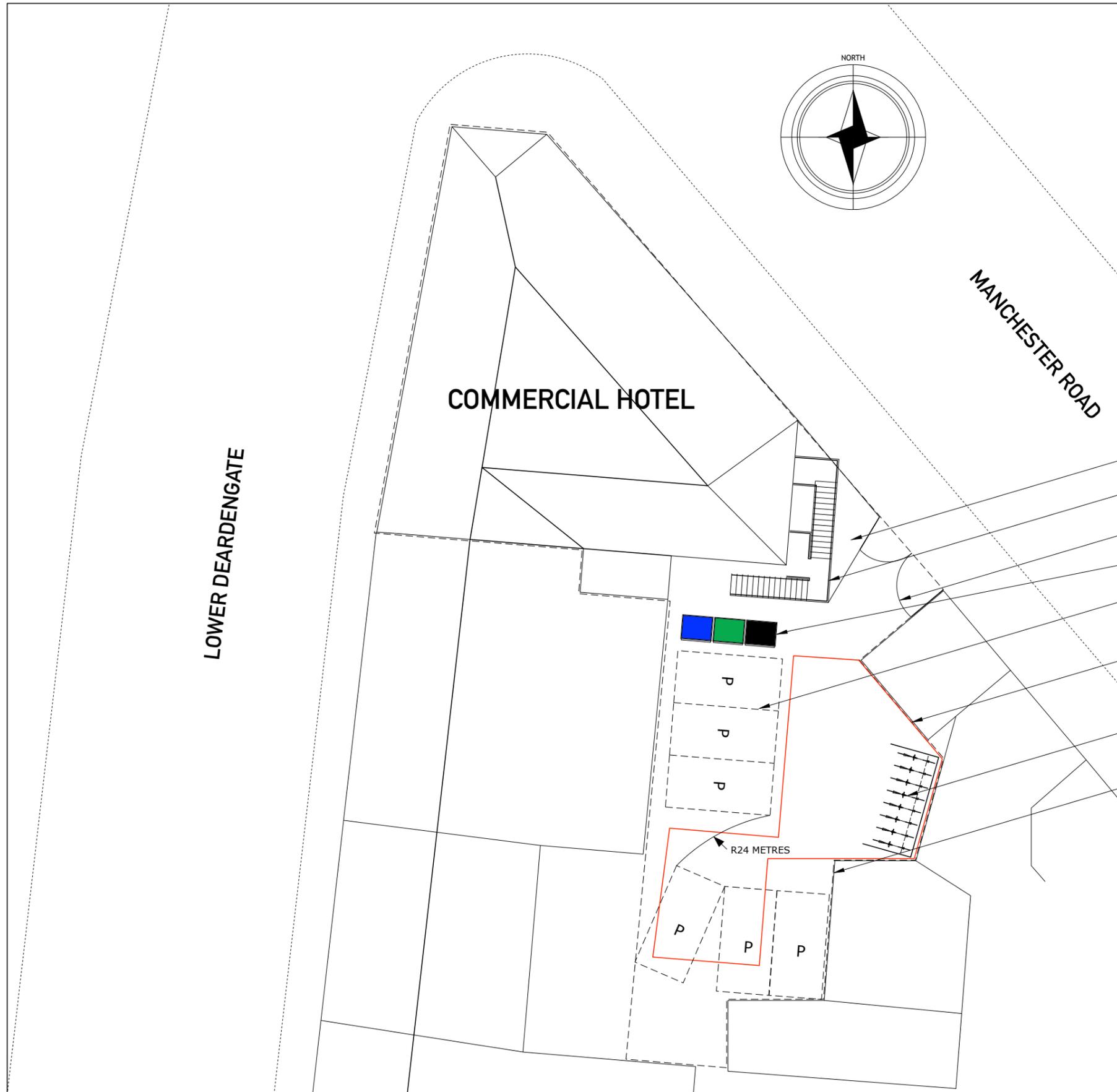
Reason: To ensure the provision of off road parking.

Informatives

1. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.
2. The applicant is advised that during the Construction phase they should:
Noise: Take all practicable steps to prevent the noise from the site activities giving rise to a nuisance.
Dust: Take all practicable steps to prevent any dust from the site activities giving rise to a nuisance.
Fumes: Take all practicable steps to prevent any fumes from site plant/vehicles/activities giving rise to a nuisance and there should be no burning of materials at the site.
Also no open burning to be carried out on site

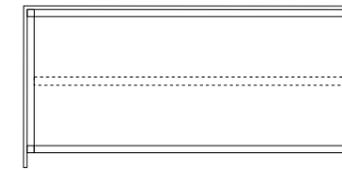


 <p>SOLUTIONS Elevating Life Through Great Design</p>		<small>ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.</small>	
		<small>THE DRAWINGS AND INFORMATION HERIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.</small>	
<p>PROJECT/JOB/DWG NO/ FEZ/001/01/SITE</p>		<p>CLIENT</p>	
<p>Archtech Design Solutions Steve Jackson Dip con Dip arch 14 Maitland Place, Rossendale, Lancs BB4 6AT..... TEL 07792183353 archtech-design@icloud.com Archtech-design.co.uk</p>		<p>SCALE 1:1250 1:500</p>	
<p>PROJECT CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING S/C FLATS</p>			

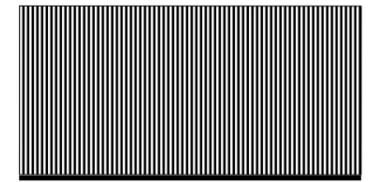


SITE PLAN

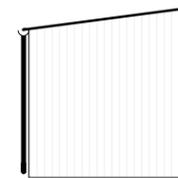
BIKE STORE



FLOOR PLAN



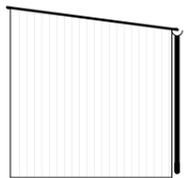
ROOF PLAN



SIDE ELEVATION

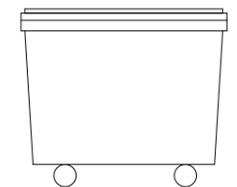


FRONT ELEVATION

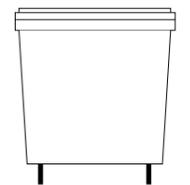


SIDE ELEVATION

- SMOKING SHELTER EXISTING
- FIRE ESCAPE EXISTING
- GATED ENTRANCE EXISTING
- COLOUR CODED BIN STORE
- 2400mmX4800mm PARKING BAYS
- FIRE ASSEMBLY POINT
- BIKE STORE
- DASH LINE DENOTES BOUNDARY



1100L WHEELIE BIN



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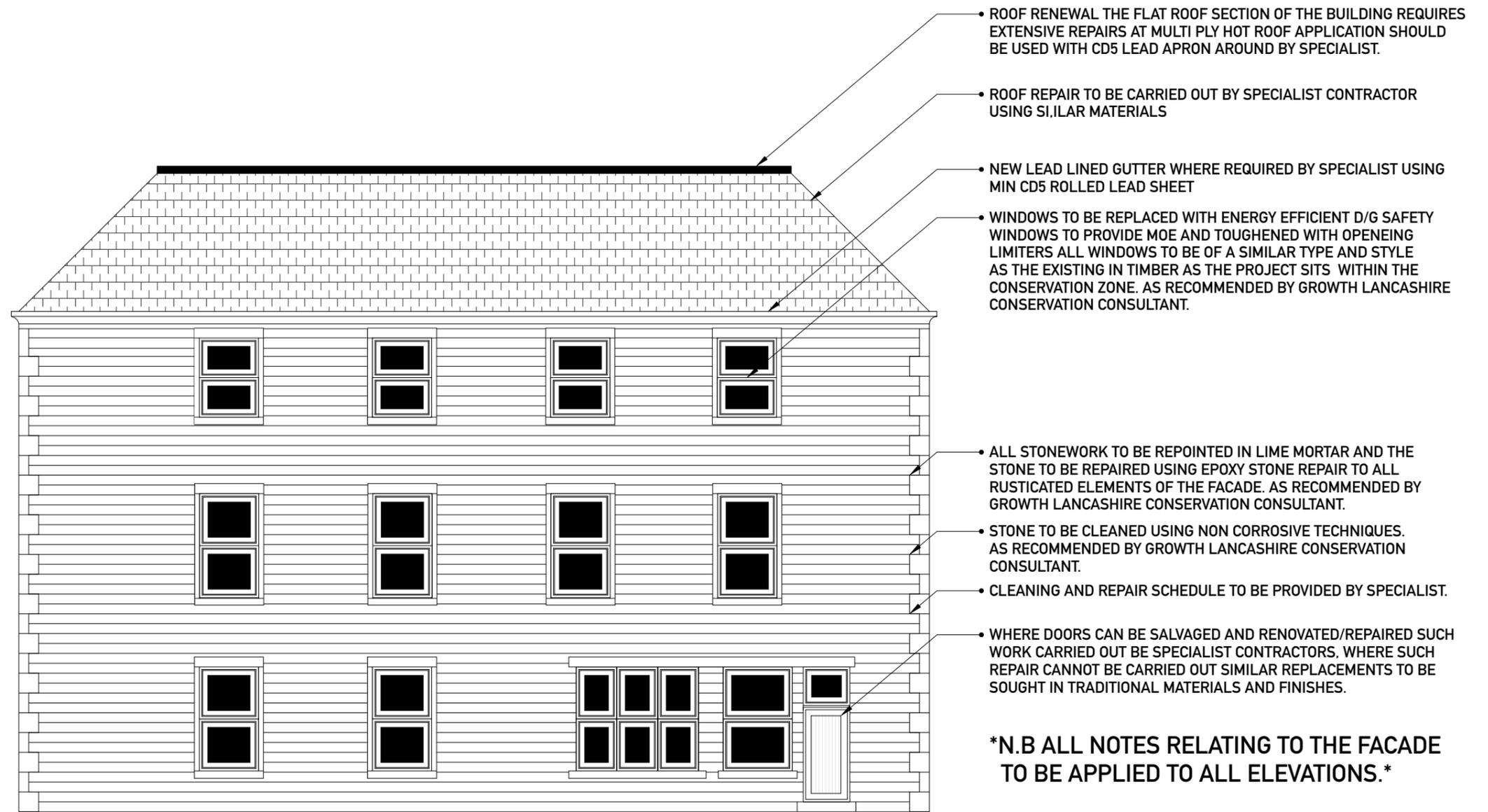
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PROJECT /JOB/ DWG NO/
FEZ/002/01/SITE

CLIENT	SCALE
	1:200 1:100

PROJECT
CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING S/C FLATS



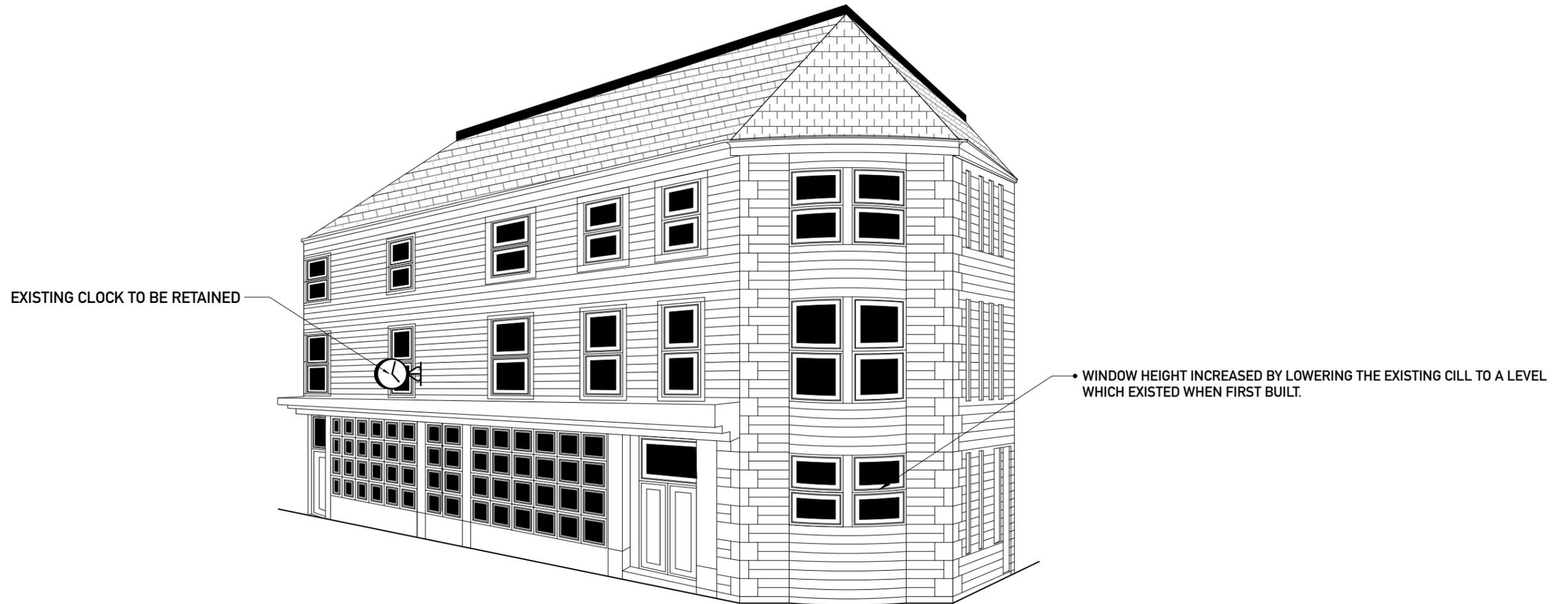
PROPOSED ELEVATION DEARDENGATE

 SOLUTIONS Elevating Life Through Great Design	<small>ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.</small> <small>THE DRAWINGS AND INFORMATION HERIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.</small>	
	PROJECT/JOB/DWG NO/ FEZ/0012/02/PRP	
CLIENT COMMERCIAL HOTEL	SCALE 1:100	
PROJECT CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING S/C FLATS		
<small>Archtech Design Solutions Steve Jackson Dip con Dip arch 14 Maitland Place, Rossendale, Lancs BB4 6AT..... TEL 07792183353 archtech-design@icloud.com Archtech-design.co.uk</small>		



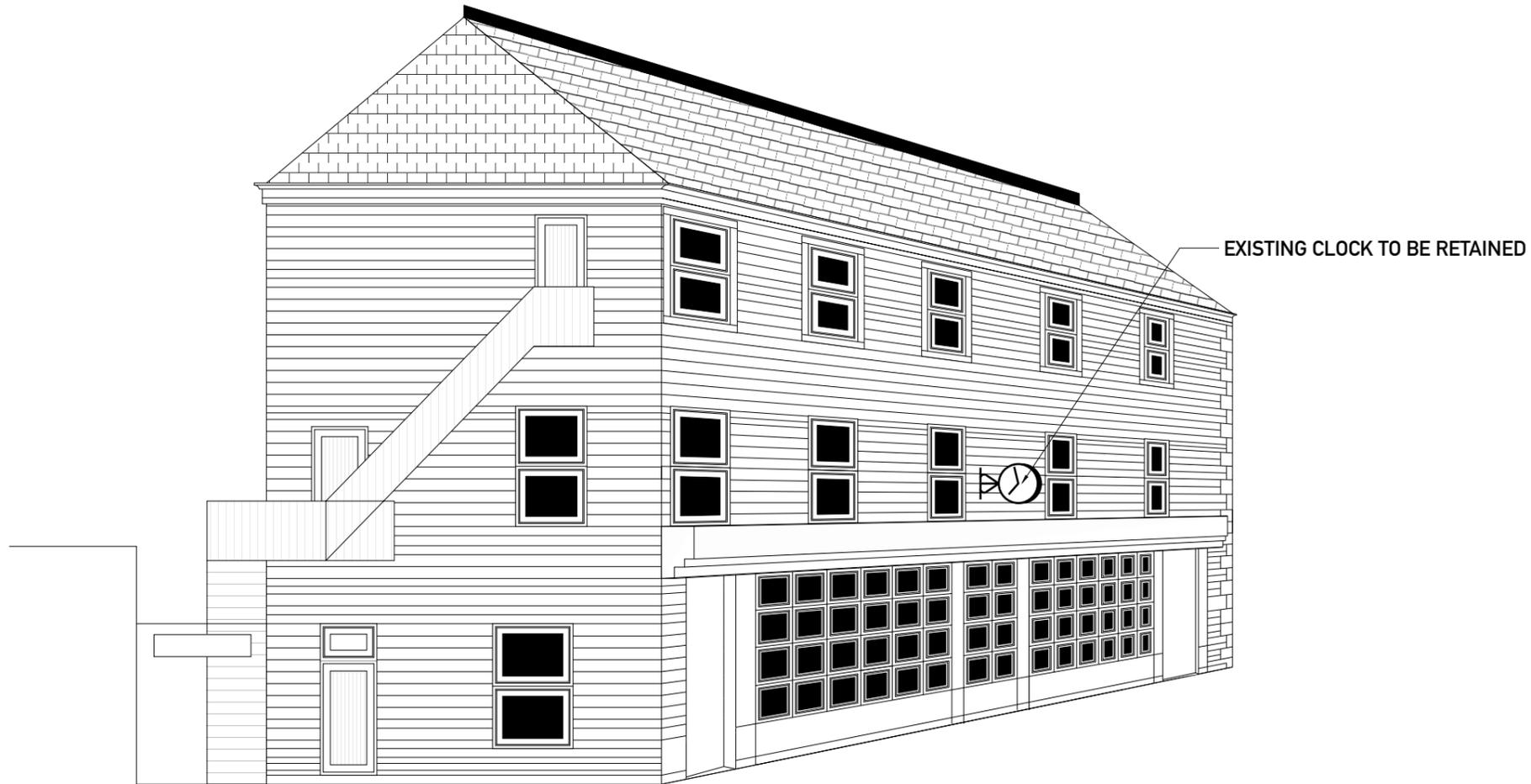
PROPOSED ELEVATION MANCHESTER ROAD

 SOLUTIONS Elevating Life Through Great Design	<small>ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.</small> <small>THE DRAWINGS AND INFORMATION HERIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.</small>	
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<small>Archtech Design Solutions Steve Jackson Dip con Dip arch 14 Maitland Place, Rossendale, Lancs BB4 6AT..... TEL 07792183353 archtech-design@icloud.com Archtech-design.co.uk</small>	PROJECT CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING S/C FLATS	



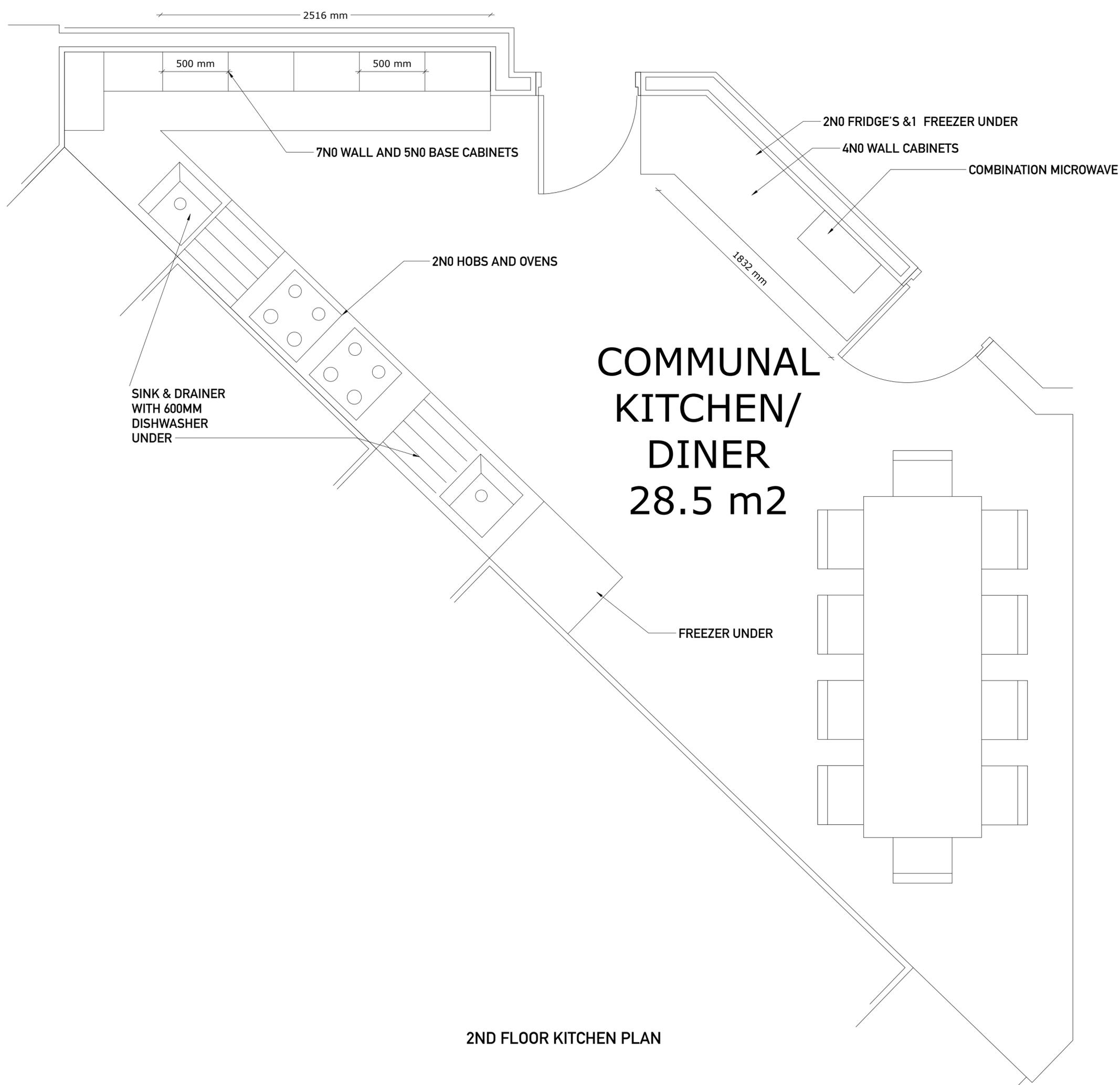
PROPOSED ELEVATION CORNER OF MANCHESTER ROAD & DEARDENGATE

 SOLUTIONS Elevating Life Through Great Design	<small>ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.</small> <small>THE DRAWINGS AND INFORMATION HERIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.</small>	
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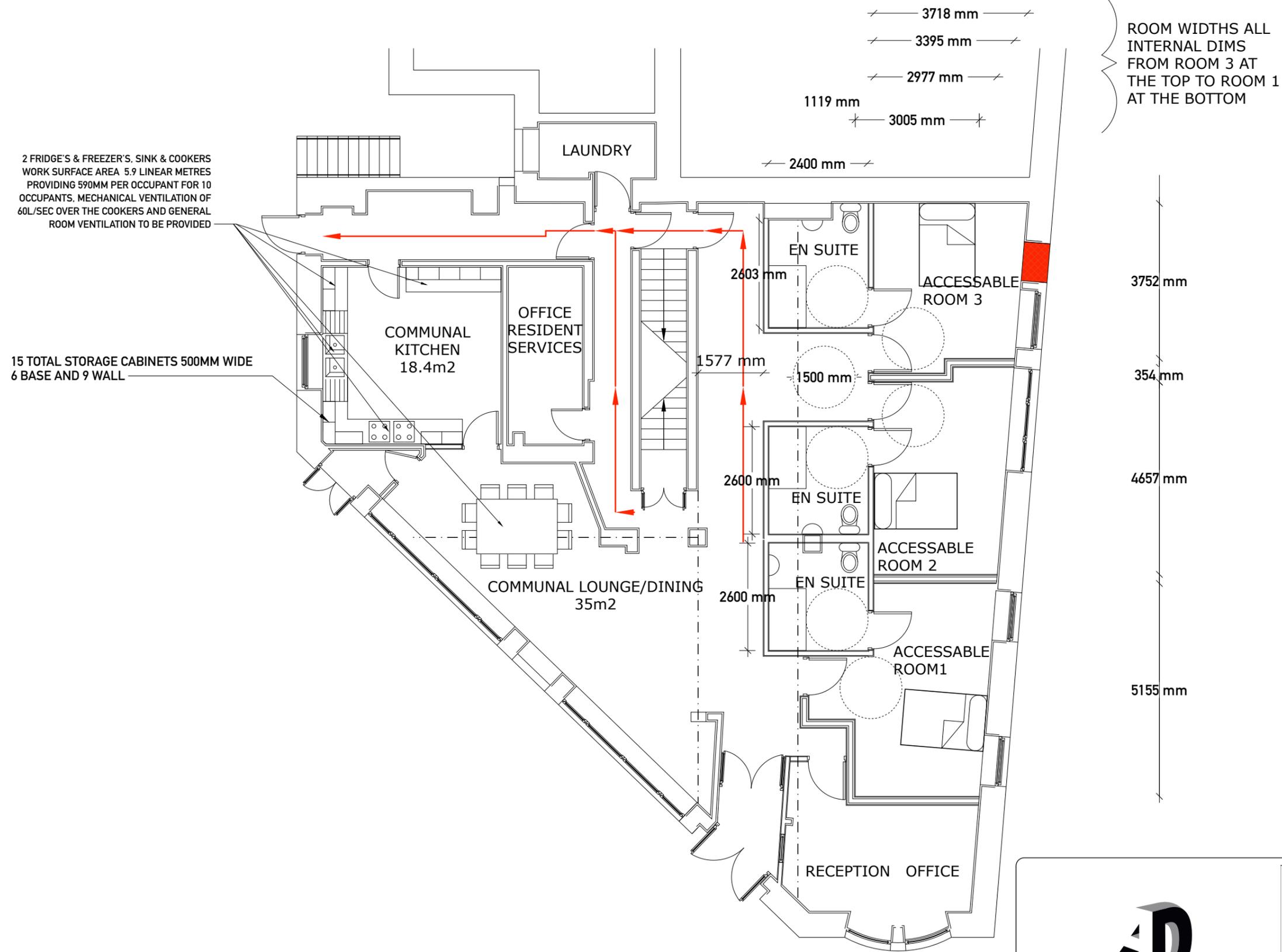
PROPOSED ELEVATION REAR AND MANCHESTER ROAD

 SOLUTIONS Elevating Life Through Great Design	<small>ANY ALTERATION OR DEVIATION MUST BE CONFIRMED WITH THE ARCHITECT/ENGINEER/LPA/LABC PRIOR TO ANY WORKS BEING CARRIED OUT. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM ALL SITE MEASUREMENTS PRIOR TO ANY ORDERING OR COMMENCEMENT AS NO RESPONSIBILITY IS ACCEPTED OR IMPLIED BY THE ARCHITECT/ENGINEER ETC.</small> <small>THE DRAWINGS AND INFORMATION HERIN IS AND REMAINS SOLELY THE PROPERTY OF THE ARCHITECT ANY UNAUTHORISED USE/COPYING/SHARING/PUBLICATION/SUBMISSION ETC WILL NOT BE PERMITTED UNDER COPYRIGHT LAW/INTELLECTUAL PROPERTY. THIS USE ALSO EXTENDS TO THAT OF THE LPA/LABC AND CHECKS MUST BE MADE TO SATISFY THE SOURCE OF THE DOCUMENT PRIOR TO USE.</small>	
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CLIENT COMMERCIAL HOTEL	SCALE 1:100	
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2ND FLOOR KITCHEN PLAN

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	<p>PROJECT/JOB/DWG NO/ FEZ/002/R07/KIT</p>	<p>CLIENT COMMERCIAL HOTEL</p>
<p>Archtech Design Solutions Steve Jackson Dip con Dip arch 14 Maitland Place, Rossendale, Lancs BB4 6AT..... TEL 07792183353 archtech-design@icloud.com Archtech-design.co.uk</p>	<p>PROJECT CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING S/C FLATS</p>	



NOTES:-

ALL EN-SUITES ARE INCLUDED IN THE ROOM SIZES SHOWN

ALL EN-SUITES ARE 6.24 M2

ROOM TOTAL PAX NUMBERS AS INDICATED BY RBC HMO STANDARDS OF 10.2M2 AND OVER 2 PERSON UNDER 10.2M2 1 PERSON

ROOM	PAX
1	1
2	1
3	1
4	1
5	1
6	1
7a	1
7b	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16a	1
16b	1
17	1
18	1
19	1
TOTAL	19
	MAX 20

PROPOSED GROUND FLOOR



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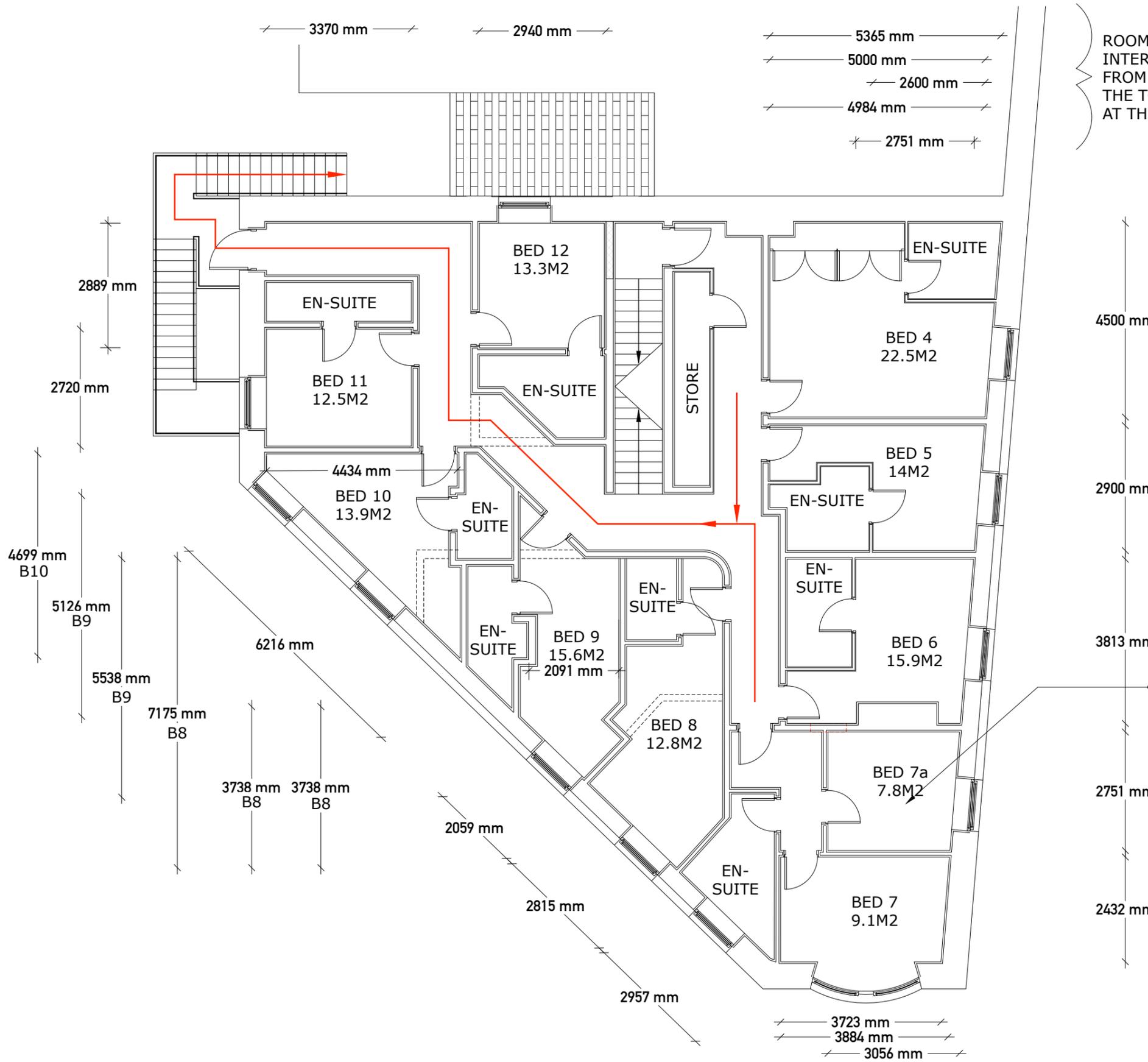
PROJECT/JOB/DWG NO/
FEZ/004/R06/PRP

CLIENT
COMMERCIAL HOTEL

PROJECT
CONVERSION OF THE COMMERCIAL HOTEL HASLINGDEN TO ASSISTED LIVING S/C FLATS

SCALE 1:100

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ROOM WIDTHS ALL INTERNAL DIMS FROM ROOM 4 AT THE TOP TO ROOM 6 AT THE BOTTOM

NOTES:-
 ALL EN-SUITES ARE INCLUDED IN THE ROOM SIZES SHOWN
 THE DUPLEX SUITES 7a 7b; & 16a 16b ARE INTENDED TO BE FAMILY ROOMS WITH TWO BEDROOMS

PROPOSED 1ST FLOOR



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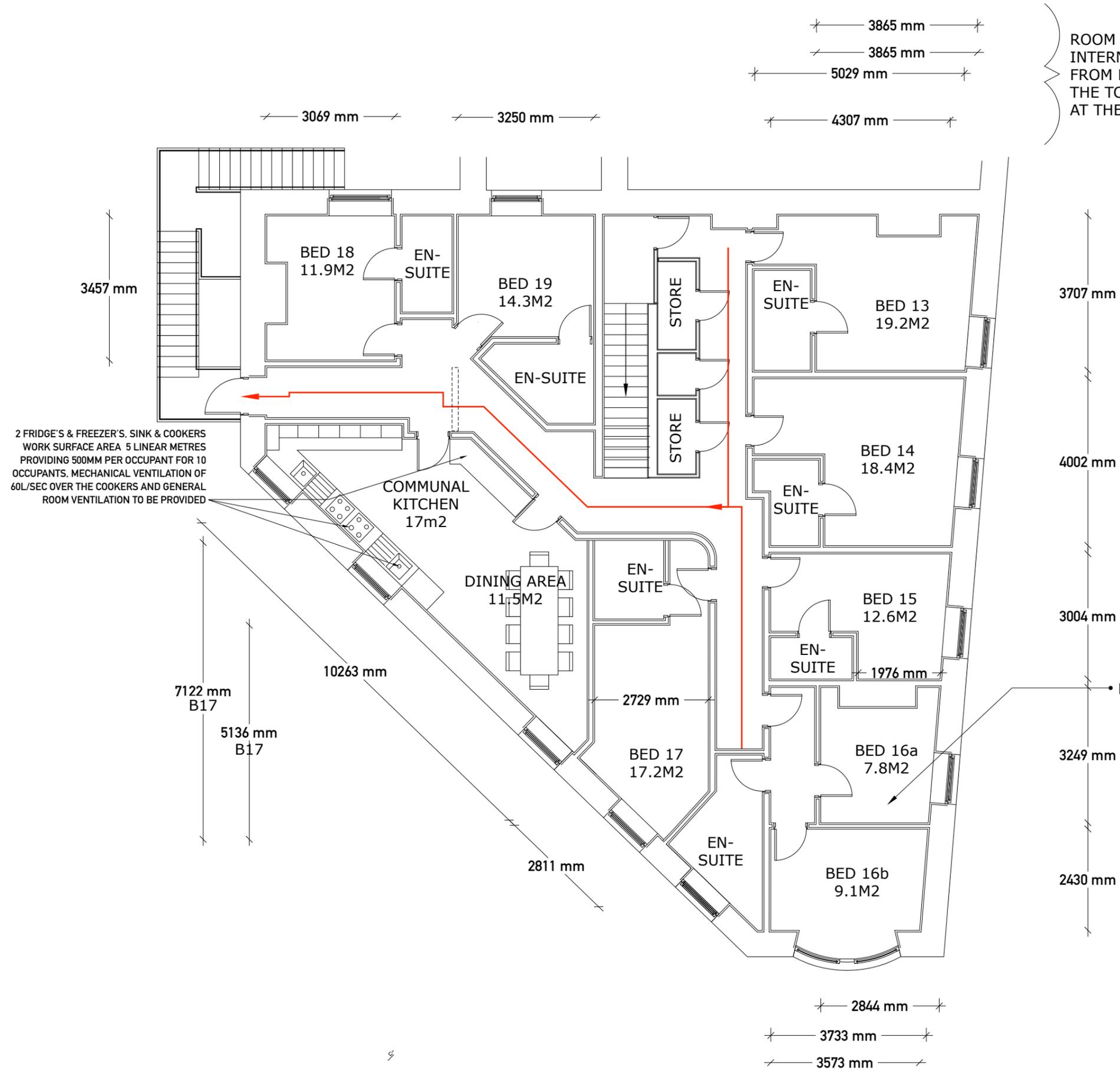
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NOTES:-
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 THE DUPLEX SUITES 7a 7b; & 16a 16b ARE INTENDED TO BE FAMILY ROOMS WITH TWO BEDROOMS



ROOM WIDTHS ALL INTERNAL DIMS FROM ROOM 13 AT THE TOP TO ROOM 15 AT THE BOTTOM

2 FRIDGE'S & FREEZER'S, SINK & COOKERS WORK SURFACE AREA 5 LINEAR METRES PROVIDING 500MM PER OCCUPANT FOR 10 OCCUPANTS. MECHANICAL VENTILATION OF 60L/SEC OVER THE COOKERS AND GENERAL ROOM VENTILATION TO BE PROVIDED

POSSIBLE DUPLEX SUITE 15M2 TOTAL

PROPOSED 2ND FLOOR



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EN SUITE BEDROOMS

ALL LIVE SPORTING EVENTS SHOWN HERE

BIG SCREEN TV

KARAOKE

LIVE ENTERTAINMENT

COMMERCIAL HOTEL



Branch Meetings On The First Monday Of The Month At 7pm

COMMERCIAL HOTEL





Branch Meetings On The
First Monday Of The Month
At 7pm

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DISCOUNT

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One way

